

**Certificate of Notice Page 1 of 3**  
United States Bankruptcy Court  
Eastern District of Pennsylvania

In re:  
Jeffrey L. Davis, Sr.  
Debtor

Case No. 18-11885-mdc  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: Randi  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 2

Date Rcvd: Oct 24, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 26, 2018.

db +Jeffrey L. Davis, Sr., 146 West Grange Avenue, Philadelphia, PA 19120-2446  
+KML Law Group PC, Ste. 5000-BNY Mellon Independence Ctr, 701 Market St.,  
Phila., PA 19106-1538

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Oct 26, 2018

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 24, 2018 at the address(es) listed below:

JIM PEAVLER on behalf of Creditor PA Dept of Revenue RA-occbankruptcy1@state.pa.us,  
RA-occbankruptcy6@state.pa.us  
KEVIN G. MCDONALD on behalf of Creditor Citibank, N.A., as Trustee, in trust for registered  
Holders of WaMu Asset-Backed Certificates WaMu Series 2007-HE3 Trust bkgroup@kmlawgroup.com  
PAUL H. YOUNG on behalf of Debtor Jeffrey L. Davis, Sr. support@ymalaw.com, ykaecf@gmail.com,  
paullawyers@gmail.com, pyoung@ymalaw.com; youngpr83562@notify.bestcase.com  
REBECCA ANN SOLARZ on behalf of Creditor Citibank, N.A., as Trustee, in trust for registered  
Holders of WaMu Asset-Backed Certificates WaMu Series 2007-HE3 Trust bkgroup@kmlawgroup.com  
United States Trustee USTPRegion03.PH.ECF@usdoj.gov  
WILLIAM C. MILLER, Esq. ecfemails@phl3trustee.com, philaecf@gmail.com  
WILLIAM EDWARD CRAIG on behalf of Creditor Santander Consumer USA Inc.  
ecfmail@mortoncraig.com, mhazlett@mortoncraig.com; mortoncraigeef@gmail.com

TOTAL: 7

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Jeffrey L. Davis Sr.

Debtor

CHAPTER 13

Citibank, N.A., as Trustee, in trust for registered Holders  
of WaMu Asset-Backed Certificates WaMu Series 2007-  
HE3 Trust

Movant

NO. 18-11885 MDC

vs.

Jeffrey L. Davis Sr.

Debtor

11 U.S.C. Sections 362 and 1301

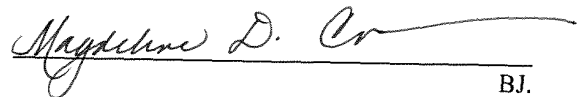
William C. Miller Esq.

Trustee

**ORDER**

AND NOW, this *23<sup>rd</sup>* day of *October*, 2018 at Philadelphia, upon failure of Debtor and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 146 West Grange Avenue, Philadelphia, PA 19120 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. ~~Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.~~

  
BJ.

Jeffrey L. Davis Sr.  
146 West Grange Avenue  
Philadelphia, PA 19120

Paul H. Young, Esq.  
3554 Hulmeville Road  
Suite 102  
Bensalem, PA 19020

William C. Miller Esq.  
P.O. Box 1229  
Philadelphia, PA 19105

KML Law Group, P.C.  
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701 MARKET STREET  
Philadelphia, PA 19106-1532